

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

December 15, 2009

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, December 15, 2009, at 8:30 a.m. at Lincoln Perry Apartments, 3245 South Prairie, Chicago, IL.

Chairman Nesbitt called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Martin Nesbitt Hallie Amey Deverra Beverly Dr. Mildred Harris Michael Ivers Myra King Carlos Ponce Bridget Reidy Sandra Young
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Absent:	None
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Also present were Lewis Jordan, Chief Executive Officer; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded the Commissioners adjourned to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to possibly discuss pending, probable or imminent litigation, personnel related matters, collective negotiating matters, purchase, sale and lease of real estate property; establishment of reserves and settlement of claims.

The Commissioners subsequently reconvened in Open Session and the Chairman thereupon convened the Public Hearing portion and Business Sessions of the meeting.

Lewis Jordan, Chief Executive Officer, then presented his monthly report. Mr. Jordan commenced his report by acknowledging the continued collaboration of the partnerships involved in the 10 Year Anniversary Symposium. Mr. Jordan then continued by highlighting the holiday events scheduled for CHA residents and concluded his report by congratulating CHA and Parkside Development staff for receiving the Smart Growth Achievement Award from the U.S. Environmental Protection Agency for creating a mixed-used socio-economically diverse neighborhood in the heart of one of Chicago's most isolated areas.

Chairman Nesbitt then invited residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was made by Commissioner Ivers and properly seconded by Commissioner Young to approve the Minutes for the Regular Board meetings of April 21, May 19 and June 16, 2009 and the voting was as follows: Ayes: Commissioners Nesbitt, Amey, Harris, Ponce and Young. Nays: Commissioners Beverly, Reidy and King since they were not Board members at the time of said meetings.

Chairman Nesbitt then introduced Executive Session Items 1 thru 3 discussed in Executive Session. Commissioner Young then presented an Omnibus Motion for the approval of the following Executive Session resolutions:

Executive Session Item 1

RESOLUTION NO. 2009-CHA-168

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 2, 2009, requesting that the Board of Commissioners approves the Personnel Actions Report for November 2009.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions Report for November 2009.

Executive Session Item 2

RESOLUTION NO. 2009-CHA-169

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 15, 2009, requesting authorization to enter into a settlement agreement in the amount of \$265,000 in the matter of Duke Rye Yi v. CHA and Housing Resource Center, 07 L 8913.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the General Counsel, or his designee, to enter into a settlement agreement in the amount of \$265,000.00 in the case known as Duke Rye Yi v. CHA and Housing Resource Center, 07 L 8913.

Executive Session Item 3

RESOLUTION NO. 2009-CHA-170

WHEREAS, the Board of Commissioners has reviewed Board Letter dated December 15, 2009 entitled "Request for Authorization to Execute and Issue a Letter of Intent for the Lease of Office Space at 8515 S. Lafayette Ave., for a Satellite Office in connection with the Housing Choice Voucher Program".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute and issue a Letter of Intent for the lease of approximately 28,000 sq. ft. of office space in a building located at 8515 S. Lafayette Ave., Chicago, Illinois. The Letter of Intent is meant to demonstrate CHA's desire to lease office space within the premises to be used as a satellite office in connection with the Housing Choice Voucher Program. Any subsequent Lease Agreement shall be subject to subsequent Board action.

The Motion to adopt resolutions for Executive Session Items 1 thru 3 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Martin Nesbitt
	Hallie Amey
	Deverra Beverly
	Dr. Mildred Harris
	Michael Ivers
	Myra King
	Carlos Ponce
	Bridget Reidy
	Sandra Young

Nays:	None
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The Chairman thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Young, Chairperson of the Tenant Services Committee Meeting, then presented her monthly report. Per Commissioner Young, the Tenant Services Committee held its regular

meeting on Wednesday, December 9, 2009 at 1:00 p.m. at the 60 East Van Buren Corporate offices. Linda Kaiser, Executive Vice President for Resident Services and Jasmika Cook, Associate Vice Chancellor of City Colleges, presented the Committee with an update on Workforce Development at the City Colleges of Chicago.

Commissioner Young then introduced an Omnibus Motion for adoption of Resolutions for Items A1 thru A5 discussed, voted and recommended for Board approval by the Tenant Services Committee.

(Item A1)

The resolution for Item A1 approves the second one-year option of the Intergovernmental Agreement with the City Colleges of Chicago (CCC) for educational services for CHA residents. The Chicago Housing Authority's Plan for Transformation represents a new beginning for public housing residents in Chicago. The goal of the IGA has been to support the Plan's self-sufficiency for families by creating a continuum of education and training services that allow CHA residents to advance over time to progressively higher levels of education, and obtain certification and employment that should ultimately result in better paying careers in areas of economic importance. Under the IGA, existing degree and certification programs have continued to be made available to CHA residents at no cost in areas such as healthcare, transportation, warehousing, logistics, cosmetology, and services industries. In addition, customized bridge programs have enabled residents needing more extensive education support to move toward entry into degree and certification programs or directly to employment. City Colleges provides staff dedicated to support residents as they attend educational programs. They also have provided assistance with navigating CCC's enrollment procedures, helped with decision making about educational and employment tracks and ensured continued attendance in CCC's educational programs through tutoring and retention services. CCC's staff dedication and CHA participants' desire to achieve self-sufficiency is seen in the 2009's program outcomes. As of October 2009, over 220 residents have completed a degree/certificate program, 114 are currently enrolled and another 19 are waiting for their programs to begin. This is a 41% increase from October 2008, and almost doubles the attendance from October 2007. In addition, 337 (81%) of the 2009 registrants have completed or still remain in their degree/certificate program. CCC staff has conducted educational sessions with CHA case management providers, and over 650 residents have attended an orientation.

RESOLUTION NO. 2009-CHA-171

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 9, 2009, entitled, "RECOMMENDATION TO AUTHORIZE THE SECOND ONE YEAR OPTION TO EXTEND THE INTERGOVERNMENTAL AGREEMENT WITH THE CITY COLLEGES OF CHICAGO FOR EDUCATIONAL SERVICES";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer, or his designee, to exercise the second one-year option the intergovernmental agreement with the City Colleges of Chicago ("IGA") for the period of January 1, 2010 through December 31, 2010 and increase the IGA's not-to-exceed funding by an amount not-to-exceed \$1,000,000. The IGA's new aggregate total not-to-exceed funding amount will be \$3,000,000.

(Item A2)

The resolution for Item A2 approves the second-one year option with Illinois Action For Children (IAFC) to provide enhanced child care resource and referral services for CHA. As the only agency funded by the State of Illinois to administer the Child Care Assistance Program for Cook County, IAFC initiated a program of support for CHA residents or relocatees, who are parents of young children. The program includes making enhanced referrals for families to child care and/or early childhood education programs based on their specific needs and eligibility for various programs. Enhanced referrals include an initial consultation to identify key indicators and needs. Families are then contacted within two (2) days and provided substantial information on available resources. Additional follow-up is made within a week to track child placement and determine if additional follow-up is needed. As of September 2009, 299 enhanced referrals have been completed, and over 2,200 informational packets have been distributed to residents. As the Admissions and Continued Occupancy Policy's ("ACOP") work-requirement is increased to 20

hours per week in FY2010, accessibility to childcare will become an increased need for these families. Due to the success and importance of the enhanced referral program that has been provided by IAFC, staff recommends the continuation of the enhanced referral program to continue assisting CHA families in accessing the most effective childcare resource.

RESOLUTION NO. 2009-CHA-172

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 9, 2009, entitled, “AUTHORIZATION TO EXERCISE THE SECOND ONE-YEAR OPTION AND AMEND CONTRACT NO. 7078 WITH ILLINOIS ACTION FOR CHILDREN TO PROVIDE ENHANCED CHILD CARE RESOURCE AND REFERRAL SERVICES FOR CHA FAMILIES”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the second one-year option and amend Contract No. 7078 with Illinois Action for Children (“Contract”) to extend the Contract’s term for the period of January 1, 2010 through December 31, 2010 and increase the Contract’s not-to-exceed compensation by an amount not-to-exceed \$160,000. The Contract’s new aggregate total not-to-exceed compensation amount will be \$1,160,000.

(Item A3)

The resolution for Item A3 approves the second one-year option of the Intergovernmental Agreement with the City of Chicago, Department of Public Health (CDPH), to provide substance abuse services and wellness education for CHA residents. CHA will continue to partner with CDPH, and its sub-contractor, Caritas, and will take a stronger role in facilitating effective coordination with other CHA services (e.g. FamilyWorks). CHA will realign the scope to clarify the specification of responsibilities, improve coordination and reporting of outcomes. Caritas will assist FamilyWorks with admission into substance abuse treatment services, provide educational workshops for residents on substance abuse effects and treatment, and educate/train CHA staff and FamilyWorks providers. It is anticipated that referrals will increase in 2010 due to the realigned service model resulting from the independent evaluation. The realignment of services will also provide more effective follow-up services following the completion of substance abuse treatment. In FY2010, CDPH will leverage this agreement and provide funding for half of the program’s expenses. In addition to the provision of substance abuse services for 2010, CHA and CDPH are developing opportunities for other health and wellness services (e.g. nutrition awareness, senior care, depression, stress management).

RESOLUTION NO. 2009-CHA-173

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated December 9, 2009, entitled “RECOMMENDATION TO AUTHORIZE THE EXERCISE OF THE SECOND ONE-YEAR OPTION OF THE INTERGOVERNMENTAL AGREEMENT WITH THE CHICAGO DEPARTMENT OF PUBLIC HEALTH FOR SUBSTANCE ABUSE AND WELLNESS SERVICES”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, The Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the second one-year option of the Intergovernmental Agreement (“IGA”) with the City of Chicago acting through the Chicago Department of Public Health for the period of January 1, 2010 through December 31, 2010 and to increase the IGA’s funding in an amount not to exceed \$167,500 to provide substance abuse services and wellness education for CHA residents.

(Item A4)

The resolution for Item A4 approves an Intergovernmental Agreement with the City of Chicago Department of Family and Support Services (DFSS) to provide supportive services to CHA residents. The following initiatives will be provided through a single IGA with DFSS: *Out of School Time – Summer Employment and After School Programming*: The Summer Employment Program will provide job readiness skills training and opportunities for employment within community-based organizations. Participating youth receive a stipend and transportation. *Learn*

& Earn: Learn & Earn consists of two components: (1) an educational session conducted each morning, delivered by an educational provider and (2) a youth career development session in the afternoon, delivered by participating agencies. Participating youth receive a weekly stipend of \$100, based on attendance. *Golden Diner:* The Golden Diner provides full course meals that meet the recommended dietary allowances for older adults to help them stay healthy and addresses isolation by providing the venue for socialization and physical activities for seniors to engage in before and/or after meals are served. *Street Homeless Prevention Program:* DFSS will provide homeless prevention services to CHA residents facing eviction from a CHA public housing family development unit or a resident under the age of 62 living in a CHA Senior building. *Early Childhood/Family Initiative:* This developing program includes the provision of early childhood and family literacy services to CHA families, specifically those with children ages 0-10. *Operation Warm:* In 2010, DFSS will contribute to Operation Warm, a national non-profit organization, to distribute free winter coats to CHA children and youth.

RESOLUTION NO. 2009-CHA-174

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 9, 2009, entitled “AUTHORIZATION TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF CHICAGO DEPARTMENT OF FAMILY AND SUPPORT SERVICES”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement with the City of Chicago, acting through its Department of Family and Support Services, in an amount not to exceed \$3,012,714 for the period of January 1, 2010 through December 31, 2010 to provide supportive services to Chicago Housing Authority residents.

(Item A5)

The resolution for Item A5 approves a Funding Agreement for FY2010 with the Central Advisory Council. A Funding Agreement between the CHA and the CAC is required by HUD. This agreement places financial responsibility on the CAC to govern, control and document use of CHA provided funds approved in the CAC’s 2010 operating budget in the amount of \$1,723,687. As per HUD Regulations, the Funding Agreement includes assurances that all CAC expenditures will not contravene provisions of law and will promote serviceability, efficiency, economy, and stability in the operation of the housing authority. The Agreement requires that the CAC account to the CHA for the use of the funds provided in the Agreement and permits the CHA to inspect and audit the CAC’s financial records related to the Agreement.

RESOLUTION NO. 2009-CHA-175

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 9, 2009, entitled “AUTHORIZATION TO NEGOTIATE AND ENTER INTO A FUNDING AGREEMENT FOR FISCAL YEAR 2010 WITH THE CENTRAL ADVISORY COUNCIL (“CAC”)

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to negotiate and enter into a Funding Agreement with the Central Advisory Council for the period commencing January 1, 2010 and ending December 31, 2010 in an amount not to exceed One Million Seven Hundred Twenty Three thousand Six Hundred Eighty Seven Dollars (\$1,723,687).

The Omnibus Motion to adopt resolutions for Items A1 thru A5 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Martin Nesbitt
	Hallie Amey
	Deverra Beverly
	Dr. Mildred Harris
	Michael Ivers
	Myra King
	Carlos Ponce

Bridget Reidy
Sandra Young
Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee report was also accepted in total.

Commissioner Ponce, Chairperson of the Operations and Facilities Committee, then presented his monthly report. Per Commissioner Ponce, the Operations and Facilities Committee meeting was held on Wednesday, December 9th at approximately 1:55 p.m. at the 60 East Van Buren Corporate offices.

Commissioner Ponce then introduced an Omnibus Motion for adoption of the Resolutions for Items B1 thru B3 discussed, voted and recommended for Board approval by the Operations and Facilities Committee.

(Item B1)

The CHA advertised Invitation for Bid (IFB) for the interior demolition work at Ralph J. Pomeroy Apartments located at 1039 West Hollywood, Chicago, IL. The IFB was advertised in area newspapers and on CHA's website. The CHA received and opened seven bids and the lowest, responsive and responsible bidder was Walsh Construction Company. Walsh has considerable experience as a general contractor for CHA renovation efforts. Walsh has shown the ability to bring projects in on time and within budget. Accordingly, the resolution for item B1 approves award of contract to Walsh Construction for the interior demolition at Pomeroy Apartments. The demolition scope of work includes, but is not limited to, asbestos remediation, lead remediation, microbial remediation, excrement remediation, environmental cleaning and refuse disposal. This procurement will utilize Stimulus Funding under the American Recovery and Reinvestment Act of 2009.

RESOLUTION NO. 2009-CHA-176

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 9, 2009 entitled "AUTHORIZATION TO EXECUTE CONTRACT WITH WALSH CONSTRUCTION COMPANY OF IL FOR THE INTERIOR DEMOLITION AT RALPH J. POMEROY APARTMENTS (IL2-039)";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT that the Board of Commissioners authorize the Chief Executive Officer or his designee to execute a contract with Walsh Construction Company of IL in the amount of \$1,447,000.00 for the interior demolition work at Ralph J. Pomeroy Apartments (IL2-039), 1039 West Hollywood, Chicago, IL. The work is to be completed within ninety (90) calendar days of the date set forth in the Notice to Proceed.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item B2)

The resolution for item B2 approves award of contract to Resource Center for the Recycling Buy Back Program. The CHA is required to adhere to the City of Chicago's Recycling Ordinance at all residential locations. For the past 10 years, the CHA has utilized an Intergovernmental Agreement (IGA) with the City of Chicago, Department of Streets and Sanitation (DSS) for the Recycling Buy Back Program. The Resource Center was the underlying vendor contracted through the IGA. Presently, the DSS does not intend to continue the Recycling Buy Back Program and the program will end on December 31, 2009. Therefore, CHA desires to contract directly with the Resource Center to continue the Program. The Resource Center was selected by exigency and sole source because it is the only vendor that provides an up-front hands to hands transaction, whereby the recyclables are inspected before placing them in containers (to remove the risk of contamination), and includes an education component to educate residents about recycling. All items collected are weighed and buyback values are assigned to these items at the place and time of collection. In addition, the Resource Center provides incentives for

participation. Residents receive a voucher for goods or groceries. The hands-to-hands component of the Buy Back Program also works as a cost savings to the CHA.

RESOLUTION NO. 2009-CHA-177

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 9, 2009, entitled “Recommendation to Award a Contract for the Recycling Buy Back Program to the Resource Center”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into a non-compete service agreement with the Resource Center for the Recycling Buy Back Program for a twenty-four (24) month period for an amount not to exceed \$821,352.00, with a one-year option period.

(Item B3)

A Request For Proposal for Professional Accessibility Consulting, consisting of three separate components, was advertised in area newspapers and on CHA’s website in August 2009. Sixty-three vendors were solicited, including five MBE firms. Of the five submittals received and evaluated, three firms scored within the competitive range and were invited to participate in orals/discussions. After evaluating the oral presentations and considering the information given in the written proposals, and the firms’ best and final offers, LCM was selected for an award of contract. LCM has an extensive knowledge of accessibility codes and has years of experience doing work very similar at other public entities, including other public housing authorities, the Mayor’s Office for People with Disabilities, and sister agencies, such as Chicago Public Schools and the Chicago Transit Authority, as well as past work with the CHA. Accordingly, the resolution for Item B3 approves award of contract to LCM for Accessibility Consulting Services.

RESOLUTION NO. 2009-CHA-178

WHEREAS, the Board of Commissioners has reviewed Board Letter dated December 9, 2009, entitled “Authorization to Negotiate and Enter into a Contract for Accessibility Consulting Services with LCM Architects, Ltd.”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to negotiate and enter into a contract with LCM for professional architectural/engineering services in an aggregate amount not-to-exceed \$1,040,000.00 as follows:

1. an amount not-to exceed \$200,000.00 for a two-year term with two one-year options for provision of accessibility plan reviews;
2. an amount not-to-exceed \$240,000.00 for a two-year term with two one-year options for provision of construction phase inspections on designated Uniform Federal Accessibility Standard (UFAS) units;
3. an amount not-to-exceed \$600,000.00 for a two-year term with two one-year options to act as the CHA’s HUD-Approved Third-Party Certifier.

(Item B4)

The resolution for Item B4 approves the second option to extend the Intergovernmental Agreement with the Chicago Police Department (CPD) to provide various CHA sites with supplemental police services. In accordance with the current 2008 IGA, CPD has provided specialized policing programs at Cabrini-Green Homes, Henry Horner/Westhaven, Altgeld, Washington Park, Kenwood/Oakland communities, and the Ickes development. The IGA also allows CHA and CPD to mutually agree to re-allocate police officers to other developments when needed. In addition, CPD will continue to provide statistics, and relevant data including reports of the activities of the assigned officers.

RESOLUTION NO. 2009-CHA-179

WHEREAS, the Board of Commissioners has reviewed the Board Letters dated December 9, 2010, entitled, “AUTHORIZATION TO EXERCISE THE SECOND OPTION TO EXTEND THE INTERGOVERNMENTAL AGREEMENT WITH THE

CITY OF CHICAGO POLICE DEPARTMENT FOR SUPPLEMENTAL
POLICE SERVICES”:

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the second option to extend the Intergovernmental Agreement with the Chicago Police Department for a one (1) year period from January 1, 2010 through December 31, 2010 for amount not-to-exceed \$6,000,000.00, to provide various CHA sites with supplemental police services.

The Omnibus Motion to adopt resolutions for Items B1 thru B4 was seconded by Commissioner Young and the voting was as follows:

Ayes: Martin Nesbitt
Hallie Amey
Deverra Beverly
Dr. Mildred Harris
Michael Ivers
Myra King
Carlos Ponce
Bridget Reidy
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

Commissioner Ivers, Chairman of the Finance and Audit Committee, then presented his monthly report. Per Commissioner Ivers, the Finance and Audit Committee held its regular meeting on Wednesday, December 9, 2009 at approximately 2:20 p.m. at the 60 East Van Buren Corporate offices. Elias Rosario, Chief Financial Officer, and his staff presented the Committee with the Treasury and Cash Flow Report for the month of November 2009; an Interim Financial Report as of September 30, 2009 and an update on the Grant Progress Report.

Commissioner Ivers then introduced an Omnibus Motion for adoption of Resolutions for Items A1 thru A6 and A8 thru A12 discussed, voted and recommended for Board approval by the Finance and Audit Committee.

(Item C1)

The resolution for Item C1 approves the FY2010 Comprehensive Budget. The CHA is required to submit for approval by the Board, a balanced annual Comprehensive Budget detailing each of its funding sources and the use of budgeted funds. The FY2010 Comprehensive Budget totaling \$1.1 billion includes the following fund categories: General Fund: total revenue for FY2010 is \$897.6 million. American Recovery and Reinvestment Act (ARRA) – Formula Fund: total revenue totals \$82.1 million. ARRA funding awarded to the Authority was based on a federally derived formula which allocated funds to Housing Authorities across the country in an effort to help stimulate the U.S. economy. For FY2010, these funds will be used at various CHA developments for capital related work. American Recovery and Reinvestment Act (ARRA) – Competitive Fund: total revenue totals \$13.3 million. The CHA was awarded additional funding through competitive grants that for FY2010 will be used for public housing transformation and the creation of energy efficient green communities. Section 8 Fund (Non-MTW): total revenue for these program totals \$6.2 million. Hope VI Fund: total revenue totals \$45.5 million. These funds are used to support relocation, demolition, revitalization, community and supportive services programs. Other Funds: total revenue totals \$5.9 million. Revenue consists of competitive grants that are used for redevelopment and to enhance or augment funding for critical programs and services that the CHA provides to its residents.

RESOLUTION NO. 2009-CHA-180

WHEREAS, the Board of Commissioners has reviewed the Board letter dated December 15, 2009, entitled “APPROVAL OF THE FY2010 COMPREHENSIVE BUDGET”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners, hereby approves the attached, “FY2010 COMPREHENSIVE BUDGET”, and finds with respect to said Budget:

1. that the proposed expenditures are necessary for the efficient and economical operation of the Chicago Housing Authority for the purpose of serving low-income families;
2. that the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the applicable Federal regulations; and
3. that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Amended and Restated Moving To Work Demonstration Agreement of the Chicago Housing Authority with the U.S. Department of Housing and Urban Development.

(Item C2)

CHA has approximately 600 tenants vacating public housing annually and in 2008 the average amount written off per tenant was \$245. Currently there is no formal collection process once tenants or landlords sever their relationship with CHA. As a result, the CHA issued a Request for Proposal (RFP) for Debt Collections Services in an attempt to obtain assistance in collecting outstanding debts owed to CHA. The RFP was advertised in the area newspapers and on CHA’s website. Only one proposal was received. Based on the recommendation of the evaluation team, MSB was the recommended awardee. The proposal submitted by MSB indicates that they have extensive experience in providing these services to governmental agencies. Accordingly, the resolution for Item C2 approves award of contract to MSB.

RESOLUTION NO. 2009-CHA-181

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated December 9, 2009 entitled, “AUTHORIZATION TO ENTER INTO A CONTRACT WITH MSB GOVERNMENT SERVICES TO PROVIDE DEBT COLLECTION SERVICES ON BEHALF OF THE CHA,”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a two year contract with Gila Corporation, d/b/a MSB Government Services for Debt Collections Services on behalf of the CHA, to be performed and compensated on a contingency fee basis in the amount of 21% of the amounts collected.

(Item C3)

The resolution for Item C3 approves the first one-year option of Salesforce.com contract for the renewal of Salesforce.com user Licenses. Each Salesforce user is required to obtain a license from Salesforce in order to gain access to the system. Each user license must be renewed, purchased or subscribed for on an annual basis. Salesforce.com is the owner of a proprietary system that CHA has used since 2004 and has been customized in order to meet CHA’s requirements and needs. Salesforce is used by Resident Services to monitor the performance of contracted vendors, including but not limited to: case management services (i.e. FamilyWorks, CabriniWorks, Horner Engagement Program), Community and Supportive Services (move-in), and Relocation Services (move-out). Salesforce is used by the HCV program to support and track activities related to its call center.

RESOLUTION NO. 2009-CHA-182

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated October 28, 2009, entitled, “RECOMMENDATION TO EXERCISE THE FIRST ONE (1) YEAR OPTION OF THE CONTRACT WITH SALESFORCE.COM FOR THE RENEWAL OF SALESFORCE.COM USER LICENSES”.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, The Board of Commissioners authorizes the Chief Executive Officer, or his designee, to exercise the first one (1) year option of the Contract with Salesforce.com and authorize the renewal of Salesforce.com User Licenses for a period of January 1, 2010 through December 31, 2010, in an amount not-to-exceed \$376,488.

(Item C4)

To support the Plan for Transformation, improve the automation of business process and to ensure the quality and validity of data in support of strategic decision making, the Department of Information Technology Services (ITS) is currently executing several technology programs. These programs include Yardi and the Data Warehouse which will improve services to residents and the business community; increase access to information; and improve CHA business operations. ITS requires the unique financial, technical, and programmatic knowledge provided by M.A.C. Computer Consulting, Inc. (M.A.C.). Miguel Morales, principal of M.A.C., has the unique skills and knowledge to assist the CHA with the configuration of enhanced functionality in Yardi; provide data reporting required by CHA decision makers and HUD mandates in a format compliant with HUD systems; and support the legacy systems of ECS until the legacy data is migrated to the Data Warehouse initiative. During the course of its prior service to the CHA, M.A.C. has been invaluable to the ITS department and user departments. Accordingly, the resolution for Item C4 approves award of contract to M.A.C. Computer consultant for Technical Functional and Application Consulting Services.

RESOLUTION NO. 2009-CHA-183

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 9, 2009, "AUTHORIZATION TO ENTER INTO A TWO (2) YEAR SERVICE AGREEMENT WITH M. A. C. COMPUTER CONSULTING FOR TECHNICAL, FUNCTIONAL AND APPLICATION CONSULTING SERVICES WITH A ONE (1) YEAR OPTION".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT The Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into professional services agreement with M.A.C. Computer Consulting, Inc. for a two (2) year base term with a one (1) year option for technical, functional and application consulting services, in the amount of \$360,000.00.

(Item C5)

The resolution for Item C5 approves a Housing Assistance Payment Contract with senior Lifestyles to provide Project Based Housing Choice Voucher assistance for eight units in the Senior Suites of Autumn Green at Wright Campus Senior Housing Development. Senior Suites of Autumn Green at Wright Campus is located at 4255 N. Oak Park Avenue in the Dunning community. The building is a 4-story structure containing 36 senior rental apartments, including 12 one-bedroom and 24 two-bedroom units and indoor parking on the ground floor. The existing campus improvements already include more than 25,000 square feet of park-like open space and more than 10,000 square feet of indoor amenities, located within the adjacent 133 unit Independent and Assisted Living building, which will be made available to the residents of the affordable development. The only cost to CHA toward this development will be the project-based rental subsidy. The total development cost for this project will be approximately \$11,185,730 and will be funded by a mix of public and private.

RESOLUTION 2009-CHA-184

WHEREAS: the Board of Commissioners has reviewed the Board letter dated December 9, 2009, requesting authorization to enter into a Housing Assistance Payment Contract to provide 8 Project-Based Vouchers to Senior Suites of Autumn Green at Wright Campus and authorization to execute all other documents as may be necessary or appropriate to implement the foregoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer, or his designee to enter into a Housing Assistance Payment Contract to provide 8 Project-Based Vouchers to Senior Suites of Autumn Green at Wright Campus, a low-income senior housing development and to execute all other documents as may be necessary or appropriate to implement the foregoing.

(Item C6)

The resolution for Item C6 approves a Housing Assistance Payment Contract with Source Works Development to provide Project based Housing Choice Voucher assistance for 18 units at the Hancock senior housing Development. Hancock House is located 12056 S. Emerald in the West Pullman community. The building is a 7-story new construction development containing 89 senior rental apartments, including 13 studio and 76 one-bedroom units and indoor parking on the ground floor. The project is a single midrise building that includes a large atrium in the center of the complex, which opens the building to natural light and landscaping. The ground floor of the atrium is designed as an all weather gathering place. Source Works Development (SWD) has been involved in the development, construction and operation of facilities serving seniors for 20 years. SWD is a partner in Wheeler House, a senior development funded by the city's Department of Community Development (DCD) and currently owns and operates a nursing home facility in Woodlawn. The total development cost for this project will be approximately \$19,060,734 and will be funded by a mix of public and private sources. The only cost to CHA toward this development will be the project-based rental subsidy.

RESOLUTION NO. 2009-CHA-185

WHEREAS: the Board of Commissioners has reviewed the Board letter dated December 9, 2009 requesting authorization to enter into a Housing Assistance Payment Contract to provide 18 Project-Based Vouchers to Hancock House and authorization to execute all other documents as may be necessary or appropriate to implement the foregoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer, or his designee to enter into a Housing Assistance Payment Contract to provide 18 Project-Based Vouchers to Hancock House, a low-income senior housing development and to execute all other documents as may be necessary or appropriate to implement the foregoing.

(ITEM C7 -THIS NUMBER NOT USED)

(Item C8)

CHA entered into an agreement with Konica Minolta Business Solutions to lease and maintain 20 high speed black and white copiers, one medium range black and white copier and one high speed color copier at the new office location at 60 E. Van Buren. The total cost of the equipment was comprised of lease charges, maintenance services, click (per page) charges and all supplies. The incremental maintenance and click costs would accrue at an average blended rate of \$.006 per copy/click. The copiers recommended and selected for CHA sole use were not adequate to meet the unforeseen increase in the operational business needs of CHA and the initial projections of usage and costs were not fully accurate. Staff did not account for the additional concentration of internal copying demands due to office consolidation and demands of CHA's Housing Choice Voucher (HCV) Program vendors. The additional usage significantly increased CHA's click charges on the copiers. Accordingly the resolution for Item C8 ratifies and authorizes expenses related to copier maintenance with Konica Minolta in the amount of \$103,716.01 for the copier maintenance for the period of April 2007 through November 2009 and \$20,420.89 to extend the contract for an additional three months.

RESOLUTION NO. 2009-CHA-186

WHEREAS, the Board of Commissioners has reviewed the Board Letter Dated December 9, 2009, entitled "RATIFICATION OF \$103,716.01 AND AUTHORIZATION OF \$20,420.89 FOR MAINTENANCE EXPENSES FOR THE COPIER CONTRACT WITH KONICA MINOLTA BUSINESS SOLUTIONS TO PROVIDE MAINTENANCE FOR TWENTY (20) COMMERCIAL-GRADE, HIGH VOLUME, HIGH SPEED, MULTI FUNCTION BLACK AND WHITE COPIERS, ONE (1)

MEDIUM SPEED BLACK AND WHITE COPIER, AND ONE (1) COMMERCIAL-GRADE, HIGH VOLUME, HIGH SPEED MULTIFUNCTION COLOR COPIER/PRINTER FOR THE CHICAGO HOUSING AUTHORITY

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to ratify and authorize the expenses for copier maintenance from Konica Minolta in the amount of \$103,716.01 for the period of April 2007 through November 2009, and additionally authorizes \$20,420.89 for the projected maintenance expenditures for a term of six (6) months for the period covering December 2009 through May 2010, resulting in the total additional funding for maintenance expenditures in an amount not-to-exceed \$124,136.90.

(Item C9)

The resolution for Item C9 approves the Annual Leave Distribution, donated Sick Leave and Domestic Partners Policies. The Annual Leave Distribution Policy will allow eligible employees to have half of their annual leave entitlement for the year automatically placed into their annual leave bank for use, effective January 1, 2010. This advanced leave is provided to assist our employees to remain eligible to receive pay while taking time away from work to address personal matters. This new access to annual leave does not alter or reduce the amount of leave an employee is eligible to accrue under the current annual/vacation leave plan. The Donated Sick Leave Bank Policy establishes a sick leave donation back to provide a pool of sick leave days that may be used for employees approved for Family Medical leave and during short term disability insurance eligibility determination or waiting period. Sick leave granted from the bank is not an entitlement, but a compassion initiative provided by CHA management. The Domestic Partner policy seeks to promote acceptance of diversity in all its dimensions, including cohabitation without marriage and sexual orientation. In consideration of this objective, an employee of the CHA may register a domestic partner of that employee who will then become eligible for the same benefits, including but not limited to health coverage, as are available to spouses of individuals employed by the CHA.

RESOLUTION NO. 2009-CHA-187

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 9, 2009, entitled “REQUEST FOR APPROVAL OF THE ANNUAL LEAVE DISTRIBUTION, THE DONATED SICK LEAVE BANK AND DOMESTIC PARTNER POLICIES”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners adopts the Annual Leave Distribution, Donated Sick Leave and Domestic Partner policies for implementation on January 4, 2010.

(Item C10)

The resolution for Item C10 approves the New Employee Assisted Housing Benefit Policy (EAHP). An employee assisted housing program is a housing benefit that employers can offer to their eligible workforce to help them afford homes. CHA’s EAHP will require eligible employees to purchase homes in CHA’s Mixed Income Communities, which will help CHA provide income stability in its mixed income communities. Additionally, it will improve CHA’s workforce’s access to local homeownership opportunities and reduce long commutes that can result in tardiness, employee turnover and recruitment costs. The EAHP will be a cost effective strategy to improve employee retention, productivity and morale.

RESOLUTION 2009-CHA-188

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 9, 2009 entitled “Request For Approval of the New Employee Assisted Housing Benefit”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners adopts the Employee Assisted Housing benefit dated December 9, 2009, attached hereto as Exhibit A, for implementation on January 4, 2010 and authorizes the Chief Executive Officer or his designee to execute a memorandum of understanding with Metropolitan Planning Council and Housing Choice Partners.

(Item C11)

The resolution for Item C11 approves extension of employee benefits for Chicago Metropolitan Housing Development Corporation (CMHDC). Since December 1998 and for each year thereafter, the Board has approved and authorized CMHDC's full-time employees' participation in the CHA's medical/dental/disability, Employee Assistance Program (EAP), deferred compensation and retirement plans. CMHDC has been responsible during these years for making payments to the CHA for the employee benefit plans. Over the years CMHDC has been making payments in a timely manner.

RESOLUTION NO. 2009-CHA-189

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 20, 2009, entitled "Request for Approval of Extension of Employee Benefits for Chicago Metropolitan Housing Development Corporation ("CMHDC")";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chicago Metropolitan Housing Development Corporation's ("CMHDC") fulltime employees to continue participation in all of the CHA's benefit plans made available to the CHA's employees for 2010, provided CMHDC makes all requisite payments to the CHA on timely basis.

(Item C12)

The resolution for Item C12 amends the Sub-Grantee Agreements with MK Communication, Piper Advisory Services and Lloyd Consulting utilizing funds from the McArthur Foundation Grant. In May 2009, the Board accepted the Grant in the amount of \$500,000 from the MacArthur Foundation to assist in the funding of activities and events that will acknowledge the tenth year anniversary of the Plan. At the time of grant acceptance, the Board approved that CHA spend the balance of the grant on other expenses related to the ten year anniversary activities. Because Piper, MK Communication and Lloyd are working with CHA leadership and its partners to carry out the project plan, including documenting progress, lessons learned and challenges since the inception of the Plan, identifying and evaluating mechanisms to advance capital programs, and supporting outreach, communications and organizing external support for the next phase of the Plan, CHA is requesting to reallocate funds available through the Grant to increase the subcontractor agreements of Piper, MK Communications, and Lloyd.

RESOLUTION NO. 2009-CHA-190

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 9, 2009, entitled "RECOMMENDATION TO AMEND THE SUB-GRANTEE AGREEMENTS WITH MK COMMUNICATIONS, PIPER ADVISORY SERVICES AND LLOYD CONSULTING UTILIZING FUNDS FROM GRANT NO. 09-94300-000-HCD FROM THE JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chairperson, Chief Executive Officer or their designees to utilize funds from Grant No. 09-94300-000-HCD awarded by the John D. and Catherine T. MacArthur Foundation to amend the sub-grantee agreements with MK Communications, Piper Advisory Service, and Lloyd Consulting, Inc. in support of activities and events that will acknowledge the Chicago Housing Authority's tenth year anniversary of the Plan for Transformation.

The Omnibus Motion to adopt resolutions for Items C1 thru C6 and C8 thru C12 was seconded by Commissioner Young and the voting was as follows:

Ayes: Martin Nesbitt
Hallie Amey
Deverra Beverly
Dr. Mildred Harris
Michael Ivers
Myra King
Carlos Ponce
Bridget Reidy
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned at approximately 10:50 a.m.

s/b: _____
Martin Nesbitt
Chairman

s/b: _____
Lee Gill, Custodian and
Keeper of Records